



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/15/70

Development Control Committee

3 December 2015

House Holder Application DC/15/2071/HH

77 Queens Road, Bury St Edmunds

Date: 21 October **Expiry Date:** 16 December 2015
Registered: 2015

Case Officer: Jonny Rankin **Recommendation:** Approve

Parish: Bury St Edmunds **Ward:** Risbygate

Proposal: House Holder Planning Application - Loft conversion to form an additional bedroom with Dormer window to rear elevation

Site: 77 Queens Road, Bury St Edmunds, IP33 3EW

Applicant: Mr Andrew Mills

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

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Background:

This application is referred to the Committee because it is made by the husband of a contracted employee of St. Edmundsbury Borough Council.

Proposal:

1. Planning permission is sought for loft conversion to form an additional bedroom with dormer window to rear elevation. The proposed dormer is 3.1m wide, 1.8m tall and has a joins the existing roof ridgeline via a cat-slide roof.

Application Supporting Material:

2. Information submitted with the application as follows:
 - Application form
 - Existing and proposed block plan
 - Proposed rear dormer window drawing
 - Pre-application enquiry
 - Heritage statement

Site Details:

3. The site is a terraced dwelling situated with the Bury St Edmunds Housing Settlement Boundary, Bury St Edmunds (Victoria Street) Conservation Area and also subject to Article 4 Direction.

Planning History:

4. DC/15/1901/HH Householder Planning Application - (i) Single storey rear extension to existing building (ii) Replacement of front path and new gate. Application granted.

Consultations:

5. Conservation Officer: The proposed development is located to the rear of a property restricted by an article 4 direction located within the Victoria Street conservation area. The proposed works will therefore have little impact on the character or appearance of the conservation area as seen from the public realm. I therefore have no objections.

Representations:

6. Town Council: No objection based on information received subject to Conservation Area issues and Article 4 issues.

Policy: The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

7. Joint Development Management Policies Document:
- Policy DM2 (Creating Places – Development Principles and Local Distinctiveness)
 - Policy DM16 (Local Heritage Assets and Buildings Protected by an Article 4 Direction)
 - Policy DM17 (Conservation Areas)
 - Policy DM24 (Alterations or Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage)
8. St Edmundsbury Core Strategy December 2010
- Policy CS3 (Design and Local Distinctiveness)

Other Planning Policy:

9. National Planning Policy Framework (2012) core principles and paragraphs 56 – 68

Officer Comment:

10. The issues to be considered in the determination of the application are:
- Principle of Development
 - Design and form
 - Impact on the Conservation Area and Article 4 Direction
 - Impact on neighbour amenity

Principle of development

11. The policies listed above state that planning permission for alterations, extensions to dwellings, annexes and other ancillary development will be permitted provided that the proposal respects the character and design of existing dwellings, will not result in over development of the curtilage and will not adversely affect the residential amenities of neighbouring properties.

Design and form

12. The application proposes a loft conversion to form an additional bedroom with dormer window to rear elevation. The proposed dormer is 3.1m wide, 1.8m tall and has a join to the existing roof ridgeline via a cat-slide roof.
13. Given the modest scale of the dormer and its position to the rear elevation of the property it is considered a sensitively located addition to the property.

Impact on the Conservation Area and Article 4 Direction

14. Policy DM16 states extension or alteration of buildings protected by Article 4 direction will be permitted where they:

- a. demonstrate a clear understanding of the significance of the building and/or its setting, alongside an assessment of the potential impact of the proposal on that significance;
 - b. respect the historic fabric, design, materials, elevational treatment and ornamentation of the original building;
 - c. will not entail an unacceptable level of loss, damage or covering of original features; and
 - d. have regard to the setting, plot layout and boundary features.
15. Development to the rear of the property will not adversely affect the street scene, appearance of the Conservation Area or the reasoning behind the Article 4 Direction. As such the conservation officer does not object to the proposal.
16. Policy DM17 states that proposals should preserve and enhance the character or appearance of the conservation area and works should be of an appropriate scale, form, height and massing. Given the modest nature of the rear dormer it is considered the proposals are compliant with Policy DM17.

Impact on neighbour amenity

17. The dormer is modest in depth and height and is proposed on the rear elevation of the property. Whilst the dormer increases the potential for overlooking and perceived overlooking into neighbouring gardens, it is not considered to do so in a more substantive way than existing first storey windows, or in a way that would otherwise be unacceptable in this context.
18. By virtue of its location and in particular its modest scale the proposed dormer would not be considered a prominent or overbearing addition and would be in accordance with DM24 of the Joint Development Management Document and Policy CS3 of the Core Strategy.

Conclusion:

19. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

It is **RECOMMENDED** that planning permission be **Granted** subject to the following conditions:

1. 01A – Time limit detailed.
2. 14FP – Development to accord with the plans, including detailed materials.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NW3O2HPD00Z00>

Case Officer: Jonny Rankin

Date: 17 November 2015